LONDON FIRE BRIGADE

Freedom of Information request: Reference number FOI2026/01375

Date of request: 23rd March

Request:

Please register the following as a request for information held by LFB, linked where appropriate to my previous requests FOI2026/00150
and FOI2026/00261, but addressing these subsequent developments:

54 Loraine Road, N7 6HB.

1. The date and outcome of any inspection following Mr XX 23 April 2026 email, including officer notes, inspection/audit findings, inspected areas and assigned case reference.
2. The complete Enforcement Notice dated 1 July 2026, its schedule of required works and any associated covering/service documents held, together with any held records of responses, remedial proposals, follow-up visits, extensions, appeals or compliance progress.
3. Relevant recorded communications from 23 April to 26 October 2026 between LFB and the owner, agent, building manager or their contractors concerning compartmentation, fire doors, protected escape routes, shared service penetrations, maintenance or the notice.
4. Copies or details of any privately commissioned FRA, EICR or 'London Fire Prevention' report actually supplied to or considered by LFB in respect of this building from 1 January 2025 to date, with any recorded conclusions about its scope or provenance.
5. Any recorded LFB finding attributing a specific fire-safety deficiency at these premises to the Flat X tenant, and the inspection material supporting it. If no such finding is held, please confirm that no responsive record was located.
6. Any relevant recorded LFB attendance or safety referral concerning water entering electrical installations, smoke/fire spread between flats, or compromised communal routes at this address from May 2024 to date, insofar as not already supplied under the earlier FOI responses.

Please provide disclosable records electronically, applying necessary third-party redactions and identifying any exemptions if information is withheld. If part of this request is more properly treated as FOIA rather than EIR, please process it under the appropriate regime rather than reject it for its label.

Response:

I refer to your request for information received on 23 March 2026, which has been processed under the Freedom of Information Act 2000 (FOIA).

In response to the part of your request concerning any inspection following the April 2026 correspondence, LFB can confirm that a fire safety audit was completed at 54 Loraine Road, N7 6HB on 25 June 2026, which resulted in the issue of an Enforcement Notice. The officer notes, inspection findings, inspected areas and associated case reference form part of the Brigade's internal compliance and enforcement records. This information is exempt from disclosure under section 31(1)(g), by virtue of section 31(2)(c), of the Freedom of Information Act 2000, for the reasons set out below.

In response to the part of your request concerning the Enforcement Notice dated 1 July 2026, a copy of the Enforcement Notice has been attached to this response. Personal data contained within that document has been redacted under section 40(2) of the Freedom of Information Act 2000, as disclosure

of that information into the public domain would be unfair and would contravene the first data protection principle set out in UK data protection legislation. The Enforcement Notice sets out the matters which, in the opinion of the London Fire Commissioner, constitute failures to comply with the Regulatory Reform (Fire Safety) Order 2005 (as amended), together with the steps required to remedy those failures.

The remaining information held within the scope of your request concerning the Enforcement Notice comprises internal correspondence, file notes, compliance assessments, inspection records, deliberations, recommendations, reports, monitoring records and other documents relating to the Brigade's consideration of compliance with the Enforcement Notice. This includes records of any inspections, audits, progress reviews and compliance assessments undertaken by the Brigade, together with documents and evidence submitted by or on behalf of the Responsible Person, including progress reports, contractor updates, photographs, certificates and other supporting material considered as part of the enforcement process. This information is exempt from disclosure under section 31(1)(g), by virtue of section 31(2)(c), of the Freedom of Information Act 2000.

In response to the part of your request concerning recorded communications between LFB and the owner, agent, building manager or their contractors from 23 April to 26 October 2026 relating to compartmentation, fire doors, protected escape routes, shared service penetrations, maintenance or the notice, LFB can advise that information held within the scope of this part of your request forms part of the Brigade's enforcement and compliance monitoring records. This information is also exempt from disclosure under section 31(1)(g), by virtue of section 31(2)(c), of the Freedom of Information Act 2000, for the reasons set out below.

The information described above relates directly to the Brigade's statutory fire safety enforcement functions under the Regulatory Reform (Fire Safety) Order 2005. Disclosure would reveal the Brigade's regulatory approach, compliance assessment processes, internal deliberations, enforcement considerations and compliance monitoring activities. The Brigade considers that disclosure would be likely to prejudice its ability to exercise those regulatory functions effectively.

The Brigade recognises the public interest in transparency and accountability regarding its enforcement activities. However, there is a stronger public interest in ensuring that the Brigade can carry out its statutory functions effectively and secure compliance with fire safety legislation. Disclosure of information relating to compliance assessments, regulatory deliberations and enforcement considerations would be likely to prejudice those functions and could undermine the effectiveness of current and future enforcement activity.

Accordingly, LFB has concluded that the public interest in maintaining the exemption outweighs the public interest in disclosure.

In response to the part of your request concerning privately commissioned fire risk assessments, electrical installation condition reports or other reports supplied to or considered by LFB from 1 January 2025 to date, LFB can advise that the London Fire Brigade is a regulator and enforcing authority for London under the Regulatory Reform (Fire Safety) Order 2005. As a regulator, it is not for the Brigade to provide, or carry out, fire risk assessments as this is the responsibility of the responsible person for the property. Whilst on some occasions the responsible person may provide, or be required to provide, copies of risk assessments they have carried out, LFB is under no obligation to retain them.

For more information about the obligations for fire safety placed on those that own or have responsibility for property, you may be interested in the information published on the government's website: https://www.gov.uk/government/collections/fire-safety-legislation-guidance-for-those-with-legal-duties

The following information is publicly available and reasonably accessible: London Fire Commissioner Enforcement Policy Statement: https://www.london-fire.gov.uk/media/7171/enforcement_policy_statement.pdf

LFB: Enforce fire safety legislation: https://www.london-fire.gov.uk/about-us/what-we-do/enforce-fire-safety-legislation/

Government guidance: Enforcement and sanctions for non-compliance with the Fire Safety Order: https://www.gov.uk/government/publications/fire-safety-order-enforcement-and-sanctions-for-non-compliance/enforcement-and-sanctions-for-non-compliance-accessible

Government guidance: Regulatory Reform (Fire Safety) Order 2005 – Enforcement: https://www.gov.uk/government/publications/regulatory-reform-fire-safety-order-2005-guidance-note-enforcement/fire-safety-order-supplement-to-guidance-note-1-enforcement

You should also be aware that an appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 must be brought within 21 days of the date the notice is served on the recipient. The bringing of an appeal suspends the operation of the enforcement notice.

We have dealt with your request under the Freedom of Information Act 2000. For more information about this process please see the guidance we publish about making a request on our website: https://www.london-fire.gov.uk/about-us/transparency/request-information-from-us/

LONDON FIRE BRIGADE

Fire Safety Regulation, North East 4 Team
169 Union Street London SE1 0LL
T 020 8555 1200 [redacted]

Minicom 020 7960 3629
london-fire.gov.uk

[redacted]
72 The Drive
London
NW11 9UL

The London Fire Commissioner is the fire and rescue authority for London

Date 1 July 2026
Our Ref 03/016755[redacted]

ENFORCEMENT NOTICE

Notice requiring steps to be taken under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended)

TO :
Name: [redacted]

Address: **72 The Drive, London NW11 9UL**

Concerning Premises at: **54 Loraine Road, London N7 6HB**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (as amended), hereafter referenced as ('The Order') in London.

I, [redacted], Assistant Commissioner (Prevention & Protection) on behalf of the Commissioner, hereby give you notice that the Commissioner is of the opinion that you, as a person being under an obligation to do so, have failed to comply with the duties placed upon you by the Regulatory Reform (Fire Safety) Order 2005 (as amended) (The Order) in respect of the above named premises, the relevant persons who may be on the premises or who may be affected by a fire on the premises.

The matters which, in the opinion of the Commissioner, constitute the failure(s) to comply with The Order are specified in the Schedule of Fire Safety Observations attached to this notice. The Commissioner is further of the opinion that the steps identified in the schedule to this notice must be taken to remedy the specified failure(s) and comply with The Order.

The relevant extracts of the legislation are attached.

There may be suitable alternative safety measures, to those detailed in this notice that would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should contact the person named below, before you take any action, to ensure that your proposed measures will be deemed satisfactory by the Commissioner.

The steps must be taken by **17 November 2026** (or such extension if granted by the Commissioner).

Unless the steps identified in the schedule attached to this notice have been complied with, or such other steps are taken to remedy the failures in consultation with the Commissioner, you will be deemed not to have complied with this notice.

If you fail to comply with the requirements of this notice, you may have committed an offence. The Commissioner may consider a prosecution against you. If you are found guilty, you will be liable to a fine or imprisonment (or both).

You have the right to appeal against this notice, by way of complaint for an order, to the Clerk to the Court of the Magistrates' Court acting for the petty sessions area in which your premises is located. If you wish to bring an appeal, you must do so within 21 days of the date this notice is served on you. The Magistrates' Court Act 1980 will apply to the proceedings. The bringing of an appeal will suspend the operation of this enforcement notice. An appeal against an enforcement notice served under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), may be brought on any grounds. These may include that you are aggrieved:

a) by anything mentioned in the notice with respect to the premises concerned, or the relevant persons as defined by The Order, being a step which must be taken in order to comply with The Order; or
b) by the period allowed by such a notice for the taking of any steps mentioned in it.

If at any time you wish to discuss the requirements of this notice, or are experiencing difficulty in carrying out the work, please contact **Inspecting Officer** [redacted]

Signed: [redacted] **Dated:** 1 July 2026

Assistant Commissioner
(The Officer appointed for the purpose)

The contents of this notice are without prejudice to any requirements or recommendations that may be made by the Commissioner under the Petroleum (Consolidation) Regulations 2014, or either the local authority or the Health and Safety Executive under any other Act of Parliament or Regulation for which they are the enforcing authority. Approval will normally be required under the Building Regulations for any building works for which you are obliged to notify the local Building Control Officer under the Building Regulations 2010 or an Approved Inspector under the Building (Approved Inspectors etc) Regulations, 2010.

[redacted]

Encl: FS03_01a, FS03_01b, FS03_06

Cc: The Company Secretary, Hendon Estates Limited, New Burlington House, 1075 Finchley Road, London NW11 0PU

ENVIRONMENT AND SAFETY INFORMATION ACT 1988
SECTION 4 - PROTECTION OF TRADE SECRETS

The above Act requires the London Fire Commissioner to maintain public registers of notices issued under Article 30 of the Regulatory Reform (Fire Safety) Order 2005 (as amended), (other than those which impose requirements or prohibitions solely for the protection of persons at work) and Sections 21 and 22 of the Health and Safety at Work etc, Act 1974.

Provisions are made within the Act for persons on whom the above notices are served to appeal against any proposed entry in the register which may disclose "trade secrets" or "secret manufacturing processes".

Entries in the register are required to be made after the period for appeal against the notice expires or after any appeal is disposed of.

If you feel that any such entry would disclose information about a trade secret or secret manufacturing process you may write to the Commissioner within a period of 14 days following the service of the notice, requesting exclusion of these details (see Section 4 of the 1988 Act).

Notes relating to Schedule of Fire Safety Audit Observations attached to this notice.

Important information to consider before taking remedial steps:

1. Words written in BLOCK CAPITALS in the attached schedule are standard terms defined in "Definitions of standard terms used in means of escape requirements" which form part of this schedule.

2. Officers of the Commissioner may visit your premises during the course of the notice, to ensure the dates within this plan are being followed.

3. Notwithstanding any consultation undertaken by the Commissioner, **before** you make any alterations to the premises, ***you*** must apply for local authority building control department approval (and/or the approval of any other bodies having a statutory interest in the premises) if their permission is required for those alterations to be made.

4. There may be suitable alternative safety measures to those detailed in the attached schedule, which would meet the requirements of The Order. If you wish to propose or discuss any alternative measures you should get in touch with the person named as the contact above, before you take any action, to ensure that your proposed measures are deemed satisfactory by the Commissioner.

5. Remedial steps must be undertaken by a competent person who has sufficient training, experience, knowledge or other qualities to enable him or her to properly undertake them.

6. We recommend that remedial steps are undertaken in accordance with the appropriate British or European Standards, or recognised industry guidance.

SCHEDULE

PREMISES: 54 Loraine Road, London N7 6HB

FILE NUMBER: 03/016755

This schedule should be read in conjunction with the Commissioner's Notice dated **1 July 2026**.

The condition(s) specified in the Regulatory Reform (Fire Safety) Order 2005 (as amended), were being contravened and the following step(s) need(s) to be taken in order to comply with the above legislation:

Article	Area of Concern	Steps Considered necessary to remedy the contravention.
Article 11	At the time of the audit your preventative and protective measures had not been planned, organised, controlled, monitored or reviewed where required. It was found that: 1) Regular in-house testing of the fire alarm system had not been planned and organised. 2) Regular in-house testing of the emergency escape lighting system had not been planned and organised. 3) Servicing of the fire extinguishers had not been planned and organised. 4) There was inadequate separation between the mezzanine storage cupboard on the half landing between the ground and first floors. 5) Tenants were not provided with clear and adequate advice on the actions to be taken in the event of fire.	Arrangements identified as not suitably addressed must be effectively planned, organised, controlled, monitored or reviewed.
Article 13	At the time of the audit the provision of manual firefighting equipment was not appropriate. It was found that fire extinguishers located within the common parts were not correctly sited. Some were left on the floor adjacent to flat front doors and one was located within a niche cut into the dry wall of the ground floor flat and was very difficult to access	Ensure that firefighting equipment is appropriate to risk, easily identifiable and available at all material times. This can be achieved by locating fire extinguishers (if required) in purpose-made trays or locate them on purpose-made hooks with adequate signage, designating the type and use of extinguisher.

Article 14	At the time of the audit the emergency routes or exits were inadequate. It was found that: 1) The protected corridor had inadequate FIRE RESISTANCE. 2) The signposted fire escape window between the 1st and 2nd floors was inadequate.	Ensure adequate emergency routes and exits, for use by relevant persons in the premises, are available and can be safely and effectively used at all relevant times. This can be achieved by: 1) Ensuring that all doors leading onto the protected corridor have 30 minutes FIRE RESISTANCE. 2) Ensuring signage around this window as an escape route is removed.
Article 15	At the time of the audit the procedures to be followed in the event of serious and imminent danger were inadequate. It was found that two different fire action notices were located in the entrance hall of the premises, one of which incorrectly advises tenants that the fire alarm should be silenced prior to confirming whether there is an actual fire on the premises or not.	Adequate procedures for serious and imminent danger and for danger areas should be established and followed. This can be achieved by ensuring the advice given to tenants is clear, accurate, not contradictory, and ensures that tenants are kept safe at all times.
Article 17	The corridors, lobbies and stairs used for access to and from flats in the premises (the access route(s)) are intended for use by relevant persons as a PROTECTED ROUTE. This route should provide a safe means of escape in event of fire and must be maintained in an efficient state, in efficient working order and good repair. During the audit it was found that the responsible person for management of the access route has not prevented or addressed deficiencies in the FIRE RESISTANCE of the PROTECTED ROUTE and/or required rectification of defects that have arisen in, and/or alterations made to, the protection to the access route. The flat entrance door of flat 7 did not close fully, unassisted into its frame. Therefore the PROTECTED ROUTE has been compromised by the fitting of doors that do not provide 30 minutes fire protection to the access route.	Ensure the access corridor is returned to its intended state as a PROTECTED ROUTE to afford protection from fire in a flat to relevant persons who may require use of that corridor for safe escape from the premises in case of fire. Remedial work that may be necessary for this purpose, must be assessed and completed by a competent person who is practised in application of the relevant standards for means of escape. Your attention is drawn to the provisions of subsections (2) (3) and (4) of Article 17 of the Regulatory Reform (Fire Safety) Order 2005 in the attached extracts of legislation. You are advised that walls in PROTECTED ROUTES should have a minimum of 60 minutes FIRE RESISTANCE. Openings in the walls leading to accommodation off a PROTECTED ROUTE (including doors in entrance ways, service openings, borrowed light glazing, holes around cables trunking and pipework) should be of a minimum 30 minutes FIRE RESISTANCE. Available means the responsible person could use to comply with Article 17 (1) may include enforcing terms of lease and Landlord and Tenant/Property legislation as lessor/owner.

Article 17	At the time of the audit you had not ensured that a suitable system of maintenance was in place in your premises. It was found that the fire extinguishers were not being suitably maintained.	Arrange initial and ongoing maintenance to ensure fire safety measures are kept in an efficient state, working order and good repair. This can be achieved by ensuring the fire extinguishers are maintained in efficient working order.
Article 8	At the time of the audit the FIRE RESISTING separation in your premises was inadequate. It was found that: 1) The structure forming separation between the mezzanine storage room ceiling and first floor sleeping accommodation did not provide suitable 60 minutes fire separation. 2) The cupboard around the electrical intake unit on the ground floor escape route did not provide 30 minutes FIRE RESISTANCE.	Provide suitable FIRE RESISTING separation by: 1) Over boarding to form a continuous ceiling properly sealed against all walls to a standard providing 60 minutes protection to residential area above. 2) Installing properly constructed and sealed cupboard to provide at least 30 minutes FIRE RESISTANCE between the electrical intake unit and the escape route.
Article 8	At the time of the audit the general fire precautions as identified in the significant findings of your fire risk assessment had not been implemented. It was found that issues such as (but not limited to) the electrical installation cupboard was not enclosed within 30 minutes FIRE RESISTANT compartmentation.	Implement the significant findings of your fire risk assessment, in particular enclosing the electrical installation cupboard in fire resistant materials to ensure 30 minutes FIRE RESISTANT compartmentation.

*****RECOMMENDATIONS NOT FORMING REQUIREMENTS OF THE SCHEDULE*****

The Commissioner would strongly urge that you consider the presence of combustible façade cladding materials as part of the risk assessment process for these premises. All relevant information about any replacement window and facade schemes should be made fully available to fire risk assessors. Where no reliable information is available for a given property, a strategy to assess the risk and where necessary implement short, medium and long term actions to address the risk should be implemented.

Where remedial measures are to be undertaken to which consultation requirements under Section 20 of the Landlord and Tenant Act 1985 will apply, the Commissioner would urge you to consider application of the disapplication provisions under Section 20ZA of that Act.